

SECTION 2 NON-RESIDENTIAL DISTRICTS

10.01 IT - INFORMATION & TECHNOLOGY DISTRICT

10.02 GENERAL PURPOSE AND DESCRIPTION:

The IT - Information & Technology District is intended predominately for office, light assembly and manufacturing, research and laboratory facilities, and service uses. Uses should be located along collector-size streets or larger and/or railroads. Location should be such that trips generated will minimize commercial traffic in residential neighborhoods. Permitted uses are appropriate next to residential uses with appropriate screening.

10.03 PERMITTED USES:

Uses permitted in the IT - Information & Technology District are outlined in Article II, Section 3 of this Ordinance.

10.04 AREA REGULATIONS:

- A. **Minimum District Size** - Twenty-five (25) gross acres
- B. **Size of Yards:**
 - 1. **Minimum Front Yard** - Fifty feet (50')
 - 2. **Minimum Side Yard** - Fifteen feet (15')
 - 3. **Minimum Rear Yard** - Thirty feet (30')
 - 4. **Setback from Residentially Zoned Property** - Seventy-five feet (75') for buildings of thirty feet (30') in height or less. The setback shall be increased by an additional two feet (2') for each foot that the building exceeds thirty feet (30') in height.
- C. **Size of Lot:**
 - 1. **Minimum Lot Area** - None
 - 2. **Minimum Lot Width** - None
 - 3. **Minimum Lot Depth** - None
 - 4. **Access to Public Street** - Each lot shall have direct access to a street. An access easement shall not be considered direct access.
- D. **Maximum Height:** Twelve (12) stories no greater than one-hundred seventy-five (175) feet
- E. **Maximum Lot Coverage:** Fifty-five percent (55%); Seventy percent (70%) if parking garages are constructed on the lot
- F. **Maximum Floor Area Ratio:** 1:1 (excluding parking garages)

G. Other Regulations:

As required by:

1. Off-Street Parking Requirements, Article IV, Section 4
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Accessory Building and Use Regulations, Article IV, Section 7
4. Site Plan Approval, Article IV, Section 1
5. Landscape Requirements, Article IV, Section 2
6. Screening Fence and Wall Standards, Article IV, Section 5
7. Lighting and Glare Standards, Article IV, Section 6

10.05 ADDITIONAL OPERATIONAL AND SCREENING REQUIREMENTS

- A. All operations shall be conducted entirely within an enclosed building.
- B. Screening Requirements
 1. Loading docks or bays shall not face a public street.
 2. Loading/unloading areas, service areas, and open storage shall be screened from public streets by one of the following:
 - a. An eight foot (8') masonry wall with three inch (3") caliper trees planted on thirty foot (30') centers within a ten foot (10') landscape buffer adjacent to the wall; or
 - b. An eight foot (8') solid living screen with three inch (3") caliper trees planted on thirty foot (30') centers within a ten foot (10') landscape buffer adjacent to the wall. Fencing, as approved by the city, may be used behind the living screen.
 3. Loading/unloading areas, service areas, and open storage shall be screened from property that is residentially zoned or recommended for residential use on the Future Land Use Plan by:
 - a. A fourteen foot (14') foot wing wall constructed of the same material as the building for the length of the vehicle maneuvering area. Minimum wall length is eighty foot (80') feet.

10.06 COMPLIANCE WITH STATE LAW AND FEDERAL LAWS

No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environment or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, or the Texas Natural Resource Conservation Commission, as the case may be.